S1/2 OF NE1/4 OF NW1/4.

CASE #86-12-CA, 877-1579,

NEWTON FREEMON
10895 SW TUSTENUGGEE AVE
FORT WHITE, FL 32038

2026

08-6S-17-09625-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 02

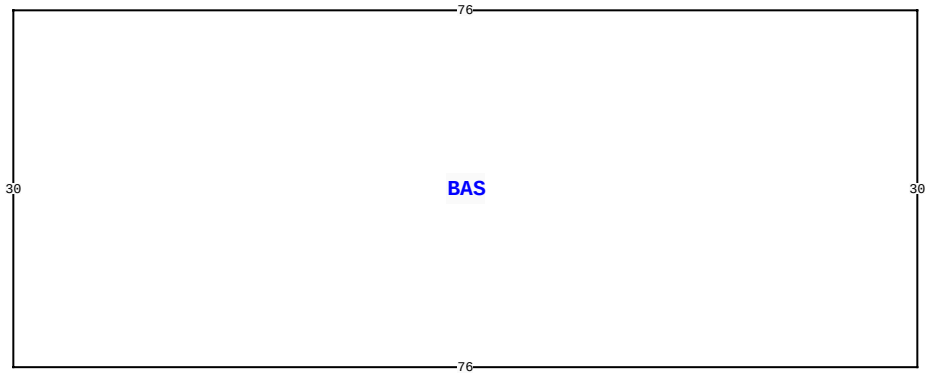
NEIGHBORHOOD/LOC 8617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	148,913
TOTALS	2,280			2,280	148,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2016 Heated Area: 2280 HX Base Yr 2016



10895 SW TUSTENUGGEE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,233
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		189,000
TOTAL MARKET VALUE		252,403
SOH/AGL Deduction		82,865
ASSESSED VALUE		169,538
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		113,816
TOTAL JUST VALUE		425,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31532	M H	805	10/21/2013
28284	M H	607	12/18/2009
10343	M H	125	10/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0877/1579	2/18/1999	WD	Q	V	01	0

GRANTOR: L NEWTON

GRANTEE: F NEWTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	180,000							

REVIEW DATE 10/05/2017 BY DF Total Acres: 20.00 Total Land Value: 15,970 Market: 180,000 Agricultural: 6,970 Common: 9,000 PRINTED 11/04/2025 BY SYS

S1/2 OF NE1/4 OF NW1/4.

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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

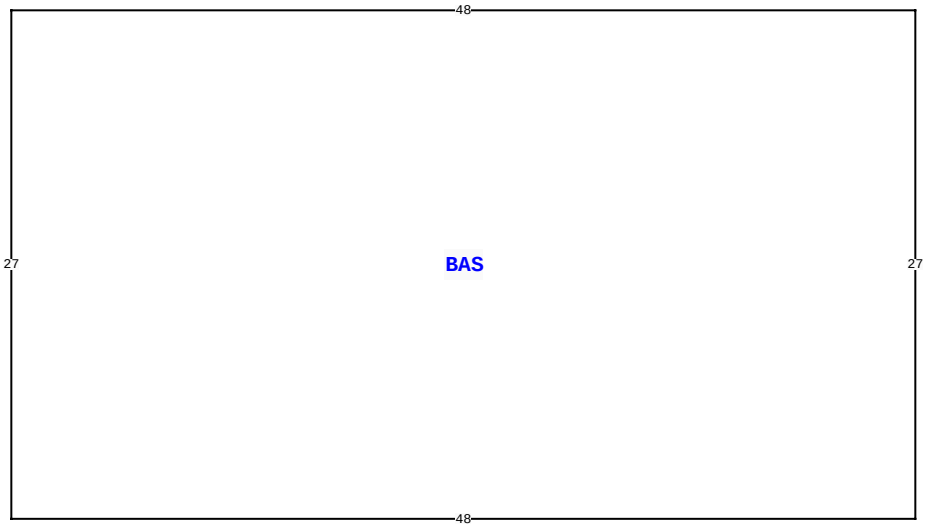
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	76,320
TOTALS	1,296			1,296	76,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	107.07	138,763	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 0% - 2016 Heated Area: 1296 HX Base Yr 2016



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PREVIOUS YEAR MKT VALUE		435,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0877/1579	2/18/1999	WD	Q	V	01	0

GRANTOR: L NEWTON

GRANTEE: F NEWTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/05/2017 BY DF Total Acres: 20.00 Total Land Value: 15,970 Market: 180,000 Agricultural: 6,970 Common: 9,000 PRINTED 11/04/2025 BY SYS